

**AGENDA**  
**BOARD OF SELECTMEN**  
**January 27, 2009**  
**7:00 p.m.**  
**Town Building**

**Public Input**

**Chairman's Comments**

**Special Visitors**

- 7:05 p.m. Stow Gobbler Race donation to Habitat for Humanity – Recreation Director Laura Greenough, Alex and Nick Papanastassiou, and Megan Foley of Habitat for Humanity

**Town Administrator's Report**

**Meeting Minutes**

**Public Hearing**

- 7:15 p.m. Petition from Butternut Farm Golf Club for liquor license change

**Action/Discussion**

- Open and close Annual Town Meeting warrant

**Selectmen's Master Planning**

**Liaison Reports, if any**

**Correspondence**

**Adjournment**

Posted 1/09/09

**Correspondence**

**Town:**

Four emails regarding Woodland Street extension rec'd 1/12-14/09  
Resignation from Cultural Council rec'd 1/15/09  
Corrected notice of public hearing for Assabet Water Company rec'd 1/15/09  
Building Department list of December 2008 building permits rec'd 1/16/09  
Planning Board memo on Butternut Farm Golf Club liquor license

LICENSING BOARD FOR THE TOWN OF STOW  
(Board of Selectmen)

Notice is hereby given under Chapter 138 of the General Laws that Robert Page III, LLC, d/b/a Butternut Farm Golf Club, David C. Page, Manager, 115 Wheeler Road, Stow, has applied for an alteration of premises to add a second floor function room and bar.

A public hearing will be held on the license application on Tuesday, January 27, 2009 at 7:15 p.m. in the Stow Town Building, 380 Great Road, Stow, MA.

Thomas H. Ruggiero  
Chairman, Board of Selectmen

Posted ~~1/8/09~~ 1/15/09  
Print 1x, The Stow Independent, 1/14/09 issue

*To Town Clerk & board 1/15/09*

THE COMMONWEALTH OF MASSACHUSETTS  
ALCOHOLIC BEVERAGES CONTROL COMMISSION

JAN 5 2009

FORM 43

124600009  
License Number

Stow  
City/Town

1/06/2009  
Date

Type of Transaction (Please check all relevant transactions)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New License         | <input type="checkbox"/> New Officer/Director      | <input type="checkbox"/> Pledge of License |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of Location        | <input type="checkbox"/> Pledge of Stock   |
| <input type="checkbox"/> Change of Manager   | <input checked="" type="checkbox"/> Alter Premises | <input type="checkbox"/> Other _____       |
| <input type="checkbox"/> Transfer of Stock   |  |  |

Robert Pagell LLC  
Name of licensee

20-8796943  
FID of Licensee

Butternut Farm Golf Club  
D/B/A

David C Page  
Manager

<u>115</u>	<u>Wheeler Rd</u>	<u>01775</u>
Address: Number	Street	Zip Code

<u>Annual</u>	<u>All Alcohol, Wine &amp; Malt</u>	<u>General on Premise</u>
Annual or Seasonal	Category: All Alcohol, Wine & Malt	Type: Restaurant, Club, Package Store, Inn, General on Premise, Etc.

Description of Licensed Premises:

Two story clubhouse, located on a golf course. First floor grill room bar. Second floor function bar.

Application was filed: 1/06/2009 @ 1pm  
Date & time

Advertised: \_\_\_\_\_  
Date & Publication

Abutters Notified \_\_\_\_ Yes \_\_\_\_ No

Person to contact regarding this transaction:

Name: David Page  
Address: 115 Wheeler Rd, Stow, MA 01775  
Phone #: 978-897-3400 ext 12

Remarks:

The Local Licensing Authorities

Alcoholic Beverages Control Commission

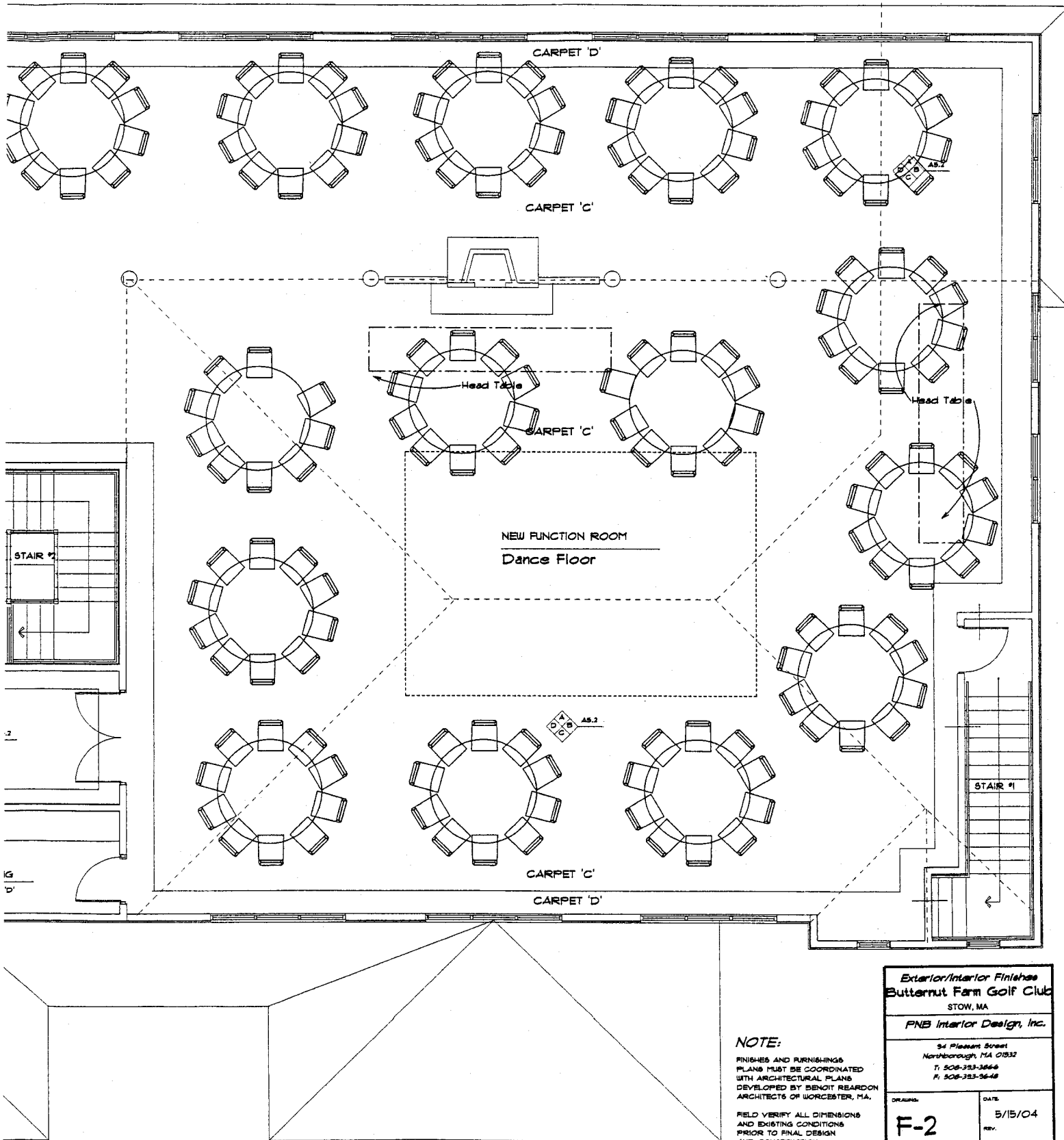
By: \_\_\_\_\_

*Executive Director*

Remarks: \_\_\_\_\_

Architectural floor plan of the Butternut Farm Golf Club clubhouse. The plan shows a layout with an existing porch at the top, a new porch at the bottom, and a new vestibule in the center. The main dining area is filled with tables and chairs. Key features include a bar, storage, a grill room, a large screen television, a closet, and stairs labeled "STAIR #2". The plan is labeled "BUTTERNUT FARM GOLF CLUB" at the bottom right.

SCALE : 3/16" = 1'-0"



SECOND FLOOR PLAN

BUTTERNUT FARM GOLF CLUB

Exterior/Interior Finishes Butternut Farm Golf Club STOW, MA	
PNB Interior Design, Inc. 34 Pleasant Street Northborough, MA 01532 T: 508-353-3666 F: 508-353-3648	
DRAWING: <b>F-2</b>	DATE: 5/15/04 REV.
SCALE: 1/8"=1'-0"	DRAWN BY: PNB

Planning Board  
380 Great Road  
Stow, MA 01775  
Tel: 978-897-5098  
Fax: 978-897-2321

## Town of Stow

# Memo

**To:** Board of Selectmen  
**From:** Planning Board  
**cc:** Building Commissioner  
Town Counsel  
Town Administrator  
Susan C. Sullivan, P.E., Places Site Consultants, Inc.  
**Date:** January 22, 2009  
**Re:** Butternut Farm Golf Club Liquor License

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It is our understanding that, on January 27, 2009, the Board of Selectmen will be considering a request for an alteration of premises to add a second floor function room and bar to the Liquor License for Butternut Farm Golf Club.

The Planning Board would like you to be aware that, even though an occupancy permit was granted and Butternut Farm Golf Club is already using the second floor function room and bar, they have not fulfilled their obligation for the expansion. As you can see by the correspondence listed in the attached document, the Planning Board has acted in good faith to approve the Special Permit and subsequent modifications in support of expansion of the business. The Board has been very patient and has communicated with and initiated meetings with Butternut Farm Golf Club representatives at the applicant's convenience in an effort to resolve these outstanding issues, as can be noted in the many site visits, meetings, and correspondence listed below.

Of particular note, with regards to the subject of your public hearing, you should be aware that Butternut Farm Golf Club has been put on notice, since July 2005, that adequate parking does not exist to accommodate functions at this site and that Butternut Farm Golf Club is operating functions illegally with inadequate parking. The following parking areas should be made available:

- The tent located in the area of Parking Area C, as shown on the approved plan, should be removed.
- The Parking Area, as shown on the Maintenance Building Plan, should be constructed.

As indicated in our memo, dated December 11, 2007 to you, the Planning Board supports the Butternut Farm Golf Course business in Stow and has acted in good faith

1/27/09

for many years, working with Butternut Farm Golf Club and its representatives, on many occasions, in an effort to resolve these many outstanding issues. The Board is hopeful that the January 27, 2009 Public Hearing will result in a resolution acceptable to Butternut Farm Golf Club and the Town.

The Planning Board is looking for ways to force compliance on agreed upon decisions. We have considered fines, withdrawal of their occupancy permit, and withholding their liquor license. We do not wish to damage their business, only to encourage Butternut Farm Golf Club to comply with their agreement.

We urge the Board of Selectmen to consider the numerous outstanding items, relative to the Special Permit, in your deliberations on the request to expand the premises for the Liquor License to include the second floor function room and bar. It is recommended that you deny the request until all conditions of the Special Permit, as modified, are satisfied.